



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
phone 303.739.7217

*AuroraGov.org*

August 15, 2024

Victoria Dalton  
Ryman Hospitality Partners  
1 Gaylord Drive  
Nashville, TN 37214

**Re: Initial Submission Review:** Gaylord Rockies Guest Room and Indoor Water Park – Site Plan Amendment  
**Application Number:** DA-1895-09  
**Case Numbers:** 2015-6011-12

Dear Ms. Dalton:

Thank you for your initial submission, which we started to process on July 22, 2024. We have reviewed your plans and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

Since many important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before September 6, 2024.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Wile".

Sarah Wile, AICP  
Senior Planner III, City of Aurora  
Planning & Business Development Department

cc: James Chamblin II, Ryman Hospitality Partners  
Sue Sibel, Dewberry  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1895-09rev1.rtf



## Initial Submission Review

### **1. Planning** (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)

- 1A. Please utilize the Cover Sheet with existing signatures that is on file with the city for all revisions: <https://coaapps.auroragov.org/publicdocuments/publicrecordsearch.aspx?legrefnum=2015-6011%>.
- 1B. Update the overall number of parking spaces on Sheet 24 based on the reduction in Lot G2.
- 1C. On the architectural sheets, please make the outline in the Key Map thicker so it can be seen easily.
- 1D. Remove “EIFS” from the listed materials for the Soundwaves building. EIFS is not permitted in the UDO. It should be real stucco (like the Guestroom Expansion building) or another material.
- 1E. Verify that all material callouts are pointing to the correct locations.

### **2. Landscaping** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

#### *Sheet 131*

- 2A. Remove this sheet as the Planning Department does not review or approve landscape construction drawings and this sheet is essentially a specification sheet associated with construction.

#### *Sheet 132*

- 2B. Address redline comments regarding showing proposed trees on the Landscape Plan.

#### *Sheet 141*

- 2C. Include the first three sheets in the “Part 2” Site Plan as part of the “Part 1” Site Plan if possible.

#### *Sheet 144*

- 2D. Update the key map to include the proposed / updated layout.
- 2E. Provide a legend with hatches, native seed, deciduous shrubs, ornamental grasses, etc.

#### *Sheet 145*

- 2F. Turn the layout of the building off.
- 2G. There are several areas identified for sod. Unless they are being activated or being provided to blend with the existing adjoining sod, they should not be sod.

#### *Sheets 146, 148, and 152*

- 2H. Provide the identified parking lot island with the required one deciduous canopy tree and six shrubs.

#### *Sheets 149 and 154*

- 2I. Update the plant schedule per redline comments.
- 2J. Add the mulch hatches to this sheet.

#### *Sheet 150*

- 2K. In accordance with the comment provided on Sheet 132, include the trees to be relocated and/or transplanted on these sheets with the proposed trees to show their relationship to one another.

### **3. Energy & Environment** (Maria Alvarez / 303-739-6824 / [malvarez@auroragov.org](mailto:malvarez@auroragov.org))

- 3A. There are no existing or planned oil and gas surface facilities on your site or within 2,000’ of your site at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist by providing additional information.
- 3B. The Colorado Energy & Carbon Management Commission (ECMC) for maps indicate there are plugged and abandoned (P&A) wells within proximity of the proposed development. The applicant is responsible for locating the abandoned wells and to ensure adequate measures are taken to secure/buffer their locations during construction.
- 3C. Please note that while wells display on the ECMC map with a latitude and longitude, for older wells, those values have been calculated from the footage references from section lines. They are likely close to the correct spot but may not be exact. The applicant is still responsible to physically locate such abandoned wells. The city will work with you to determine appropriate setbacks from various surface features once the wells have been located. The city recommends a permanent easement of 200 feet by 200 feet surrounding the P&A well, with no permanent structures within this easement.



- 3D. Plugged and Abandoned (P&A) wells did produce hydrocarbons during the life of the well. Wells plugged more recently should have clear records with ECMC of the existence of any flowlines connected to the wells, and how those flowlines were handled during final remediation. Some lines are removed, and some are left buried in place. Wells plugged further in the past may not have records at ECMC regarding flowlines. Note that some flowlines were asbestos-wrapped fiberglass instead of steel and may require special precautions if removal is necessary.
- 3E. In the future, a horizontal well may be drilled underneath your site. If so, the depth would be greater than 7,000 feet below the surface. At that depth, we do not expect any effects to be felt at the surface. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy & Carbon Management Commission (ECMC) for more information.
- 3F. Additional information regarding oil and gas development can be found in the data and maps on the Colorado Energy & Carbon Management Commission (ECMC) website at ECMC Home ([ecmc.state.co.us/#/home](http://ecmc.state.co.us/#/home)) and ECMC GIS Online ([https://cogccmap.state.co.us/cogcc\\_gis\\_online/](https://cogccmap.state.co.us/cogcc_gis_online/)).
- 3G. Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

**4. Civil Engineering** (Chris Eravelly / 303-739-7457 / [ceravell@auroragov.org](mailto:ceravell@auroragov.org) / Comments in green)

- 4A. Provide the typical section for proposed retaining walls.
- 4B. Provide the maximum height or height range for the proposed retaining wall. Any retaining walls over 30" require a railing per Section 4.02.7.06.1 of the COA Roadway Design and Construction Specifications.
- 4C. Provide inside and outside radii for fire lanes per Section 4.07.1.01 of the COA Roadway Design and Construction Specifications.
- 4D. Clarify difference in the retaining wall sections between Sheet 126 and 143.

**5. Traffic Engineering** (Jason Igo / 303-739-1792 / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in orange)

- 5A. Trees need to be 50' from stop signs.
- 5B. Address all redline comments on the TIS.

**6. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

- 6A. Any new easements must be submitted to the city for final acceptance before the Site Plan can be approved.
- 6B. Any easement release cannot be approved until the underlying utilities have been removed.
- 6C. A new easement is required for the hydrant.
- 6D. The preference is to avoid dead end fire hydrants longer than 150-feet. If this is unavoidable, then calculations will be required with the civil plans showing a residual pressure of 20 psi during fire flow.
- 6E. It appears the noted sanitary serves just the Gaylord and should be labeled as private if that is the case.
- 6F. Waterline material will be determined during the Civil Plan review and is based upon resistivity results.
- 6G. Replace the 90-degree bend with two 45-degree bends where requested.
- 6H. Encroachments should be kept out of the water easement. This includes foundations, fences, roof overhangs, slides, gates, etc.

**7. Fire / Life Safety** (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

- 7A. The existing fire lane easement, including the hammerhead turn-around, must be vacated and re-established. The hose reach to the existing hotel and aquatics building will be affected.
- 7B. Label the requested area as a 26' Fire Lane Easement.
- 7C. The current Fire Lane Easement record shows a configuration taking the FLE through the parking area. We would like to see the 23-foot drive aisle designated as a Fire Lane Easement and carried parallel to the expansion to the south and east and tying into the existing Fire Lane Easement.
- 7D. An additional fire hydrant will be required in the requested area on Sheet 129 to maintain coverage.



**8. Forestry** (Becky Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

- 8A. There will be trees removed due to expansion. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.
- 8B. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found [here](#).
- 8C. Please show a tree mitigation chart on the Landscape Plan taken from the Landscape Manual (Page 29). Include a table with trees to be removed that includes both the mitigation value and inches based on tree appraisal. If payment will be made into the Community Tree Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation. Please call Aurora Forestry if you have questions regarding how to complete this.

**9. Land Development Services** (Rebecca Westerfield / [rwesterf@auroragov.org](mailto:rwesterf@auroragov.org) / Comments in magenta)

- 9A. Add the requested notes to the Cover Sheet.
- 9B. New easements and reconfigurations of existing easements require easement dedication applications.
- 9C. Illustrate and label existing easements in the area of the guest room expansion.
- 9D. Existing easements around the guest room expansions will require easement release applications.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
donna.l.george@xcelenergy.com

August 1, 2024

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Sarah Wile

**Re: Gaylord Rockies Guest Room and Indoor Water park Expansion  
Case # DA-1895-09**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan amendment for **Gaylord Rockies Guest Room and Indoor Water park Expansion**. Please be aware PSCo owns and operates existing intermediate pressure natural gas distribution and gas service in the proposed project area, as well as underground electric distribution facilities to a pedestal. Please contact Colorado 811 for locates before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

For any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via [www.xcelenergy.com/InstallAndConnect](http://www.xcelenergy.com/InstallAndConnect).

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)